

# Administrative Alternates



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

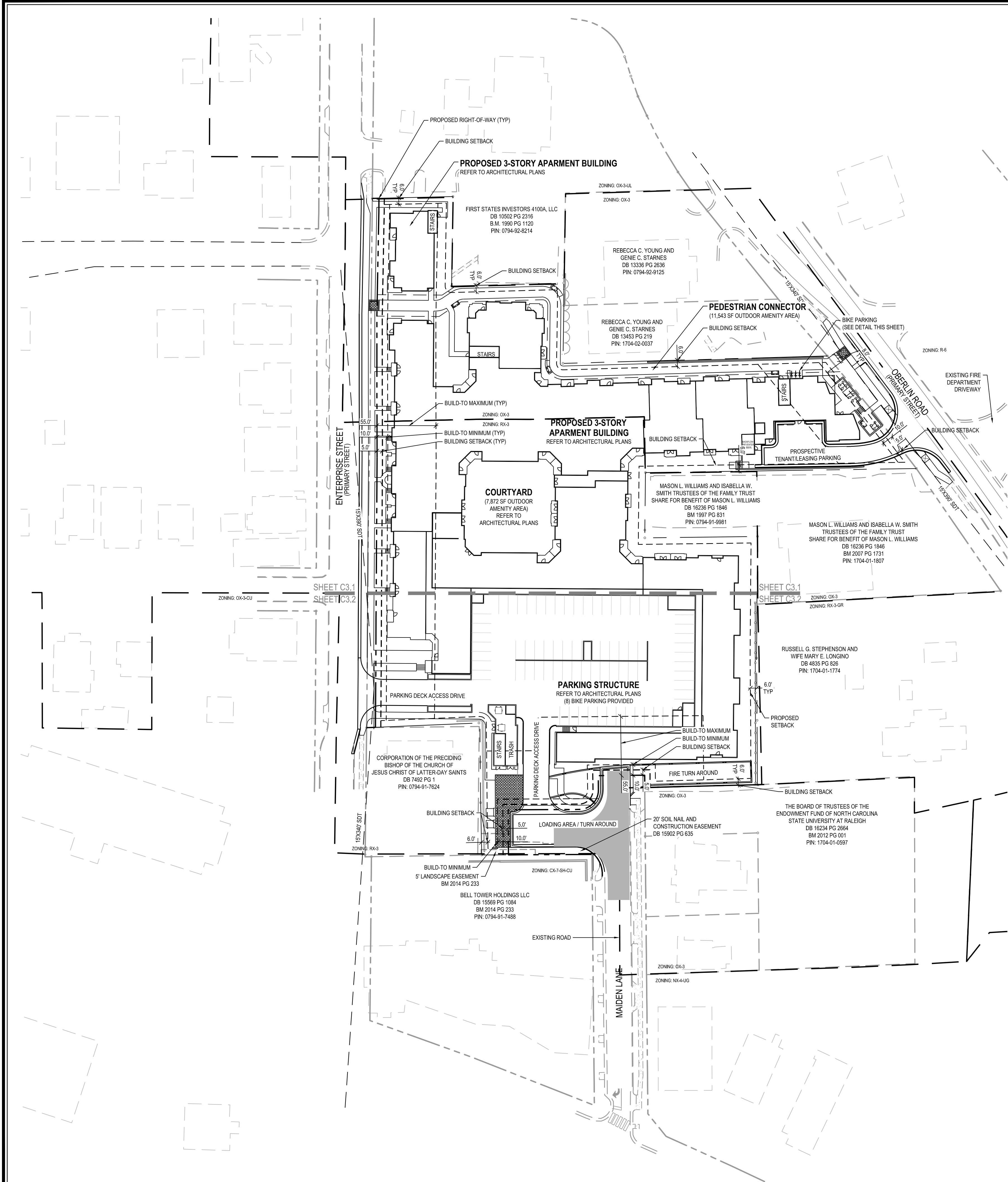
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> Requested in accordance with UDO Section 10.2.17		<b>OFFICE USE ONLY</b>
Section(s) of UDO affected: 3.2.4.D (BUILD-TO)		Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings PLEASE REFER TO ATTACHED STATEMENT OF FINDINGS		
Provide all associated case plan numbers including zoning and site plan: STC-6-16; SR-100-16 (Transaction #: 496407)		

<b>Property Address</b> HILLSTONE CAMERON VILLAGE APARTMENTS; 305 OBERLIN ROAD		<b>Date</b> 2017-02-02
<b>Property PIN</b> PLEASE REFER TO ATTACHED LIST OF WAKE PROP ID NUMBERS	<b>Current Zoning</b> OX-3 & RX-3; SRPOD	
<b>Nearest Intersection</b> CLARK AVENUE AND OBERLIN ROAD		<b>Property size (in acres)</b> 3.56 ACRES
<b>Property Owner</b> LEON CAPITAL GROUP ATTN: BRIAN NICHOLSON	<b>Phone</b> 704-956-3995	<b>Mail</b> 5970 FAIRVIEW RD CHARLOTTE NC 28210
	<b>Email</b> BNICHOLSON@LEONCAPITALGROUP.COM	
<b>Project Contact Person</b> LAURENT DE COMARMOND; JDAVIS	<b>Phone</b> 919-835-1500	<b>Mail</b> 510 S. WILMINGTON STREET; RALEIGH, NC 27601
	<b>Email</b> laurentc@davisarchitects.com	
<b>Property Owner Signature</b> 	<b>Email</b> BNICHOLSON@LEONCAPITALGROUP.COM	
<b>Notary</b> Sworn and subscribed before me this <u>2</u> day of <u>February</u> , 20 <u>17</u>	<b>Notary Signature and Seal</b>  	



K:\16\16-0170\160177-Madden Land\CAD\Administrative Site Review\C3.0 Site Planning - Thursday, February 02, 2017 1:38:58 AM - CADFILE.RDW



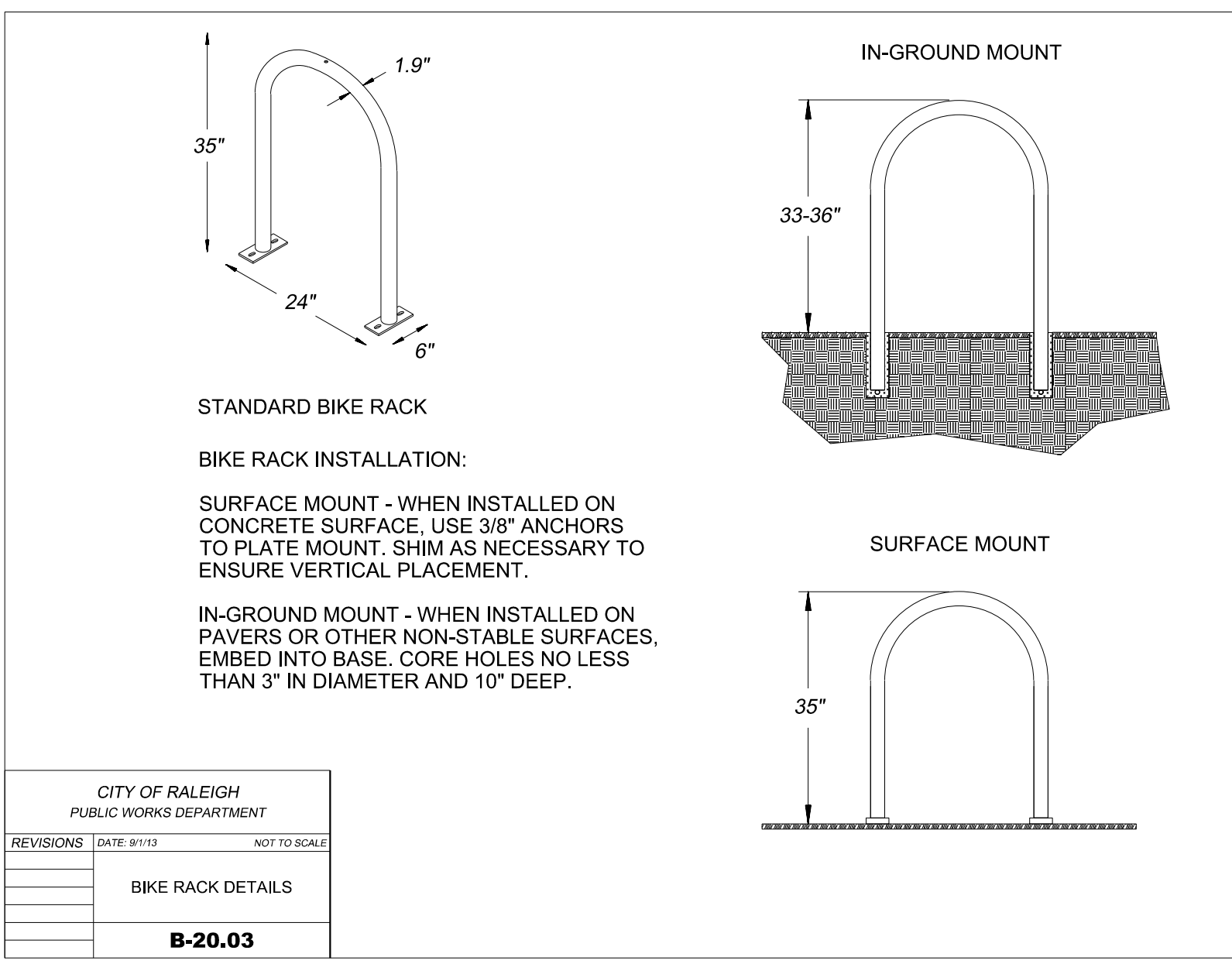
- GENERAL NOTES:**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
  3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA. OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
  6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 3" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
  7. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
  8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  13. HANDICAP PARKING SPACE(S) AND WC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
  17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2490 TO SET UP THE MEETING.
  23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON [WWW.RALEIGH.GOV](http://WWW.RALEIGH.GOV). COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RAL.EIGH.NC.GOV](mailto:RIGHTOFWAYSERVICES@RAL.EIGH.NC.GOV).
  26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS OR NCDOT STANDARDS SPECIFICATIONS AND DETAILS, WHICHEVER IS APPLICABLE.

REFER TO DETAILED SITE PLANS, SHEETS C3.1 & C3.2

SITE DATA FOR HILLSTONE CAMERON VILLAGE (WR Project Number: 2160171.00) 12/1/2016			
SITE DATA			
ADDRESS(ES)	10, 12, 14, & 16 ENTERPRISE STREET		
PIN NUMBER(S)	5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 20 MAIDEN LANE AND 303 & 305 OBERLIN ROAD		
ZONING(S)	0794-91-7724, 0794-91-7820, 0794-91-7835, 0794-91-7934, 0794-91-8631, 0794-91-8635, 0794-91-8730, 0794-91-8734, 0794-91-8738, 0794-91-8815, 0794-91-8964, 0794-91-9677, 0794-91-9773, 0794-91-9779, 0794-91-9885, 0794-92-7057, 1704-01-0967, 1704-02-0052		
OVERLAY DISTRICT	RX-3 AND OX-3		
SITE GROSS ACRES	3.562 AC		
PROPOSED R/W DEDICATION	0.08 AC		
SITE NET ACRES	3.48 AC		
EXISTING USE	COMMERCIAL & RESIDENTIAL		
PROPOSED USE	RESIDENTIAL		
PROPOSED RESIDENTIAL UNIT TOTAL	201 DU		
1 BEDROOM	133 DU		
2 BEDROOM	65 DU		
3 BEDROOM	3 DU		
PROPOSED DENSITY	57.7 DU/AC		
UDO Art. 3.2 Base Dimensional Standards		MIN. REQUIRED OR MAX. ALLOWED	PROVIDED
UDO Sec. 3.2.6 Mixed Use Building			
A	LOT DIMENSIONS		
A3	OUTDOOR AMENITY AREA (MIN)	3.48 x 10% = 0.35 AC	19,415 SF
	SEATING (1 LF OF SEATING PER 50 SF)	19,415 / 50 = 388.30 LF	0.45 AC LF
B	BUILDING/STRUCTURE SETBACKS		
B1	FROM PRIMARY STREET (MIN)	5 FT	5 FT
B2	FROM SIDE STREET (MIN)	5 FT	6 FT
B3	BUILD-TO (MIN)	10 FT	
B4	BUILD-TO (MAX)	55 FT	
C	PARKING SETBACKS		
C1	FROM PRIMARY STREET (MIN)	10 FT	10 FT
C2	FROM SIDE STREET (MIN)	10 FT	10 FT
UDO Art. 3.3 HEIGHT REQUIREMENT			
A	MAX HEIGHT		
A1	BUILDING HEIGHT (MAX STORIES)	3 ST	3 ST
A2	BUILDING HEIGHT (MAX FEET)	50 FT	50 FT
D	MASSING		
C1	3RD - 7TH STORY STEPBACK (MIN)	12 FT	0 FT
UDO Art. 7.1 PARKING			
UDO Sec. 7.1.2 REQUIRED PARKING			
VEHICLE PARKING (MIN)			
RESIDENTIAL (MULTI-UNIT LIVING)			
1 BEDROOM (1 SPACE PER UNIT)	133 x 1 =	133 SP	
2 BEDROOM (2 SPACES PER UNIT)	65 x 2 =	130 SP	
3 BEDROOM (3 SPACES PER UNIT)	3 x 3 =	9 SP	
	SUBTOTAL	272 SP	
RESIDENTIAL TOTAL			
TOTAL VEHICLE PARKING REQUIRED (MIN)			
272 SP			
% OF PROPOSED/REQUIRED PARKING			
108 %			
SHORT-TERM BICYCLE PARKING (MIN)			
TOTAL BICYCLE PARKING REQUIRED			
1 SPACE/20 DU			
11 SP			

- WHEEL CHAIR RAMP NOTES:**
1. ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  2. POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.
  3. WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD T-20.01.1, T-20.01.02, T-20.01.03, & T-20.01.06.



ARCHITECTURE, LANDSCAPE  
ARCHITECTURE, AND SITE  
PLANNING PROVIDED BY JDAVIS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
CURRENT CITY OF RALEIGH STANDARDS AND  
SPECIFICATIONS AND NCDOT, IF APPLICABLE

Engineers | Planners

Administrative Site Review for  
HILLSTONE CAMERON VILLAGE

OVERALL SITE PLAN

Job No. 2160171.00  
Date 01/31/17  
Drawn By RSF  
Designer WR

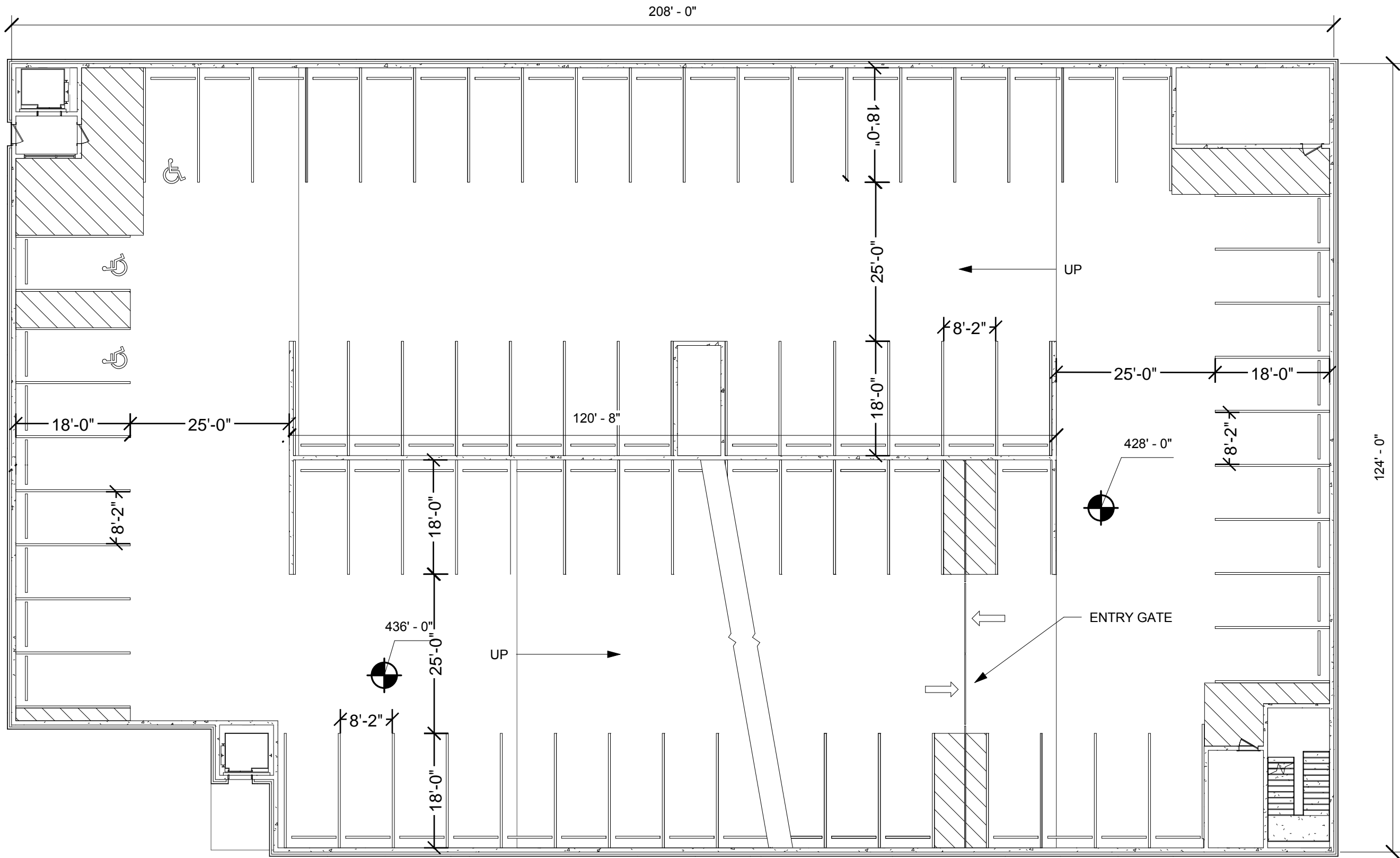
PRELIMINARY  
NOT APPROVED FOR CONSTRUCTION

Revisions  
1 City Comments 2/2/2017

Sheet No.  
C3.0

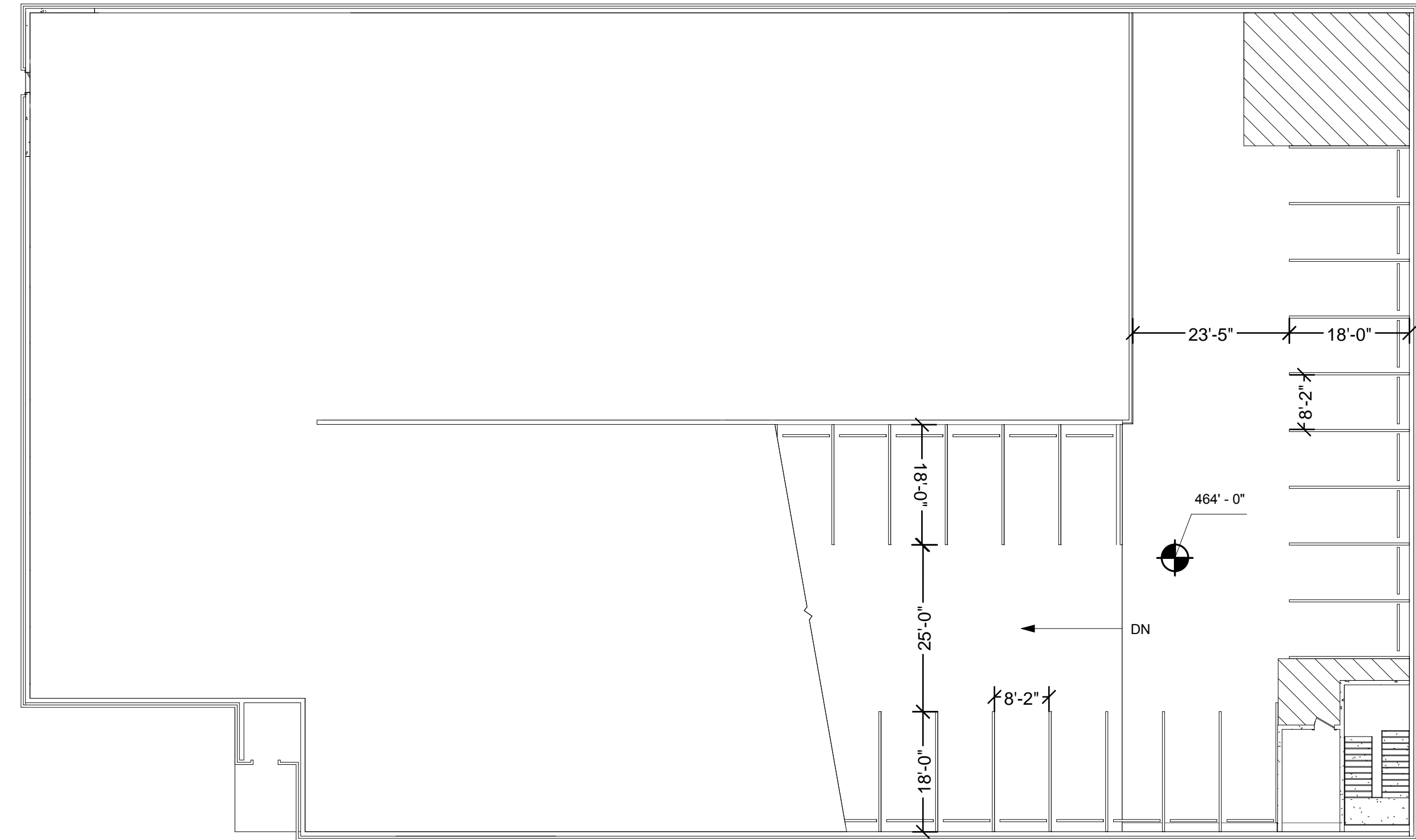
RALEIGH, NORTH CAROLINA

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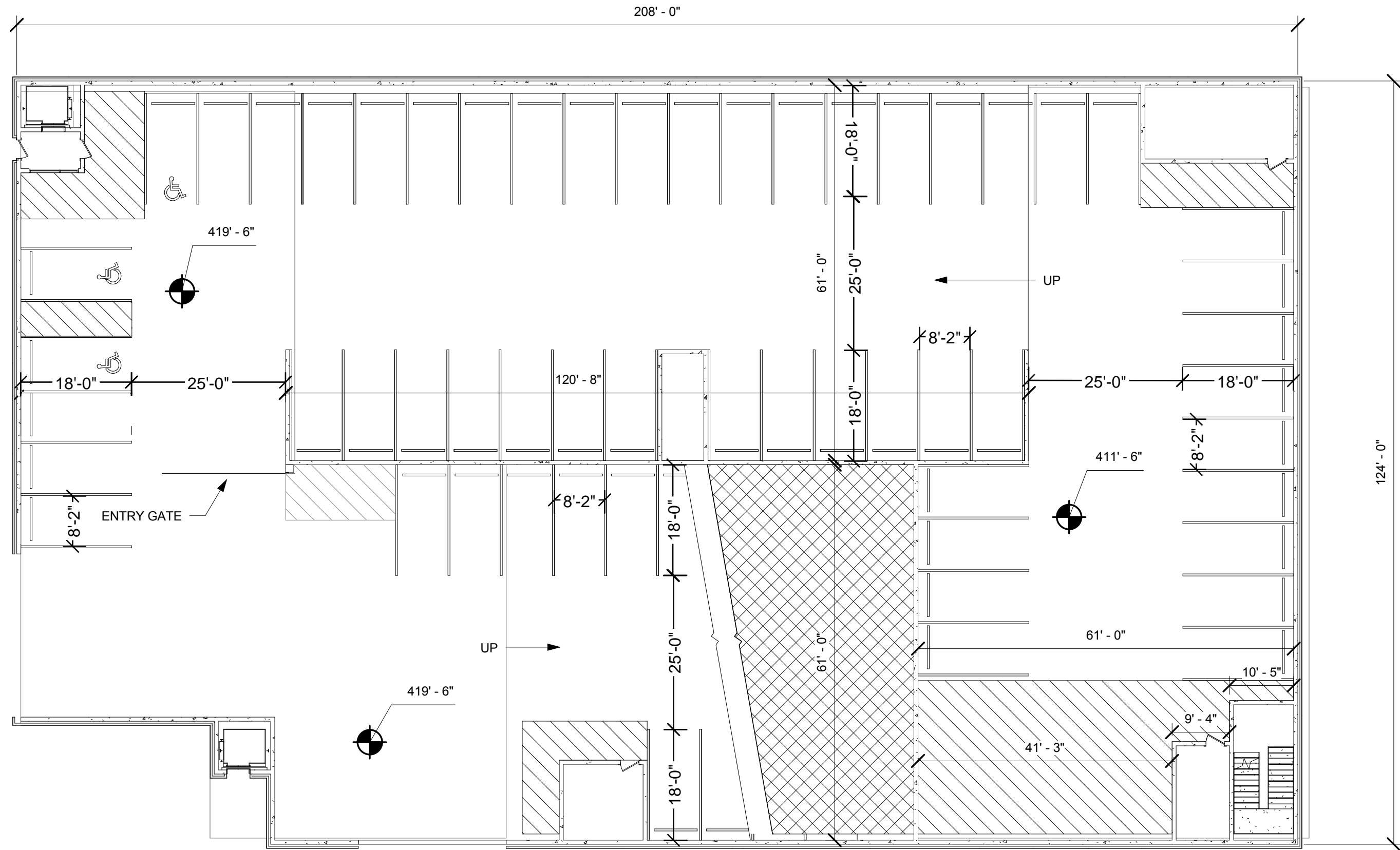
2ND FLOOR  
1/16" = 1'-0"

2



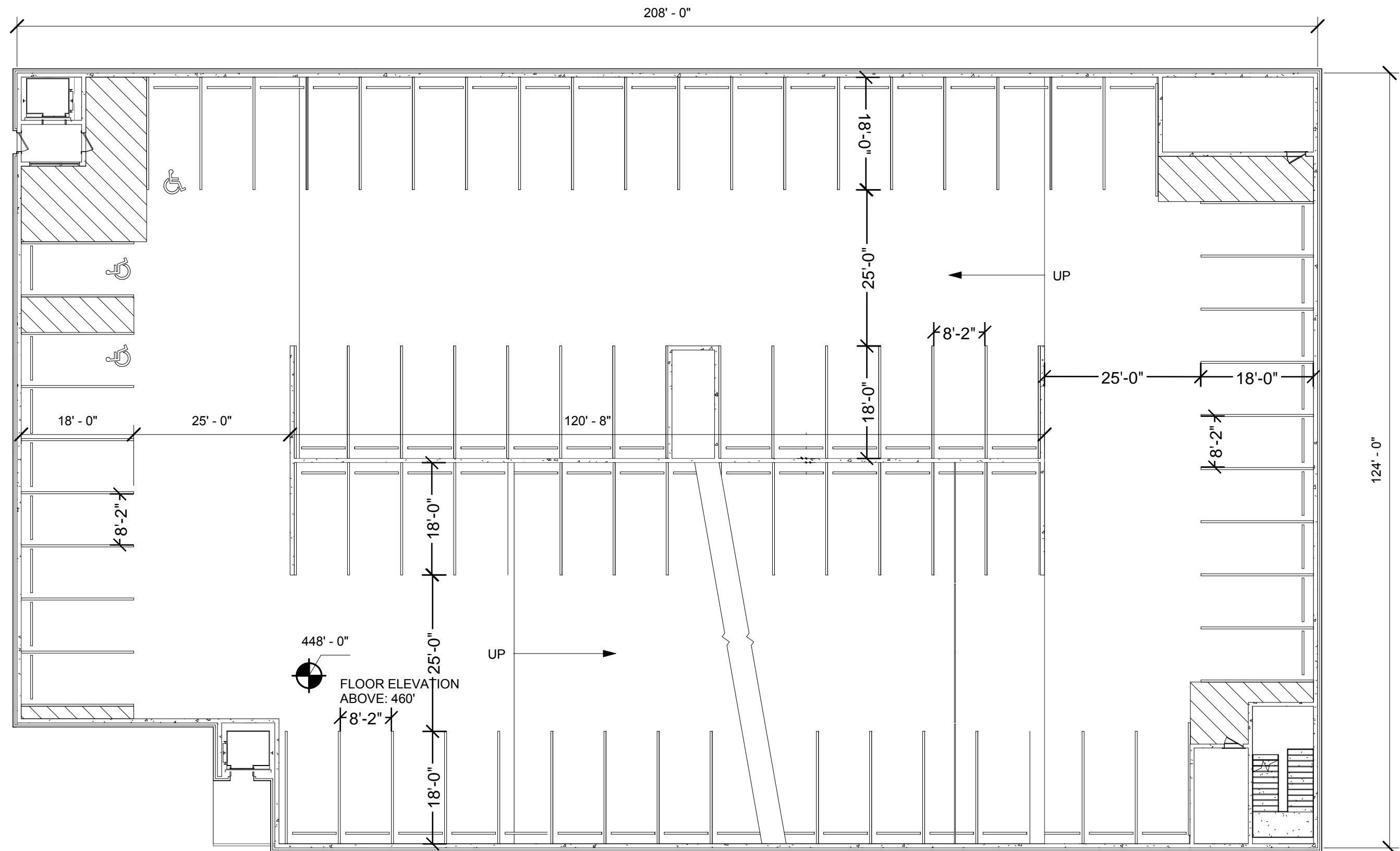
ROOF UPPER DECK  
1/16" = 1'-0"

4



1ST FLOOR  
1/16" = 1'-0"

1



3RD AND 4TH FLOOR  
1/16" = 1'-0"

3

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PROJECT:	DATE
ISSUE:	02.02.2017
REVISIONS:	
DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	PARKING GARAGE PLANS

NOT FOR  
CONSTRUCTION

A1.01

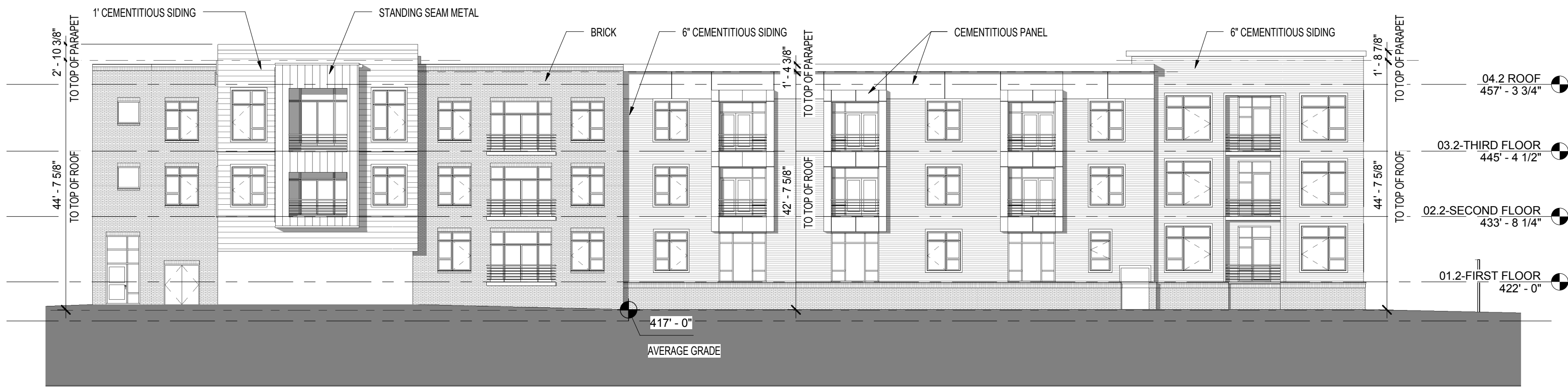
Administrative Site Review for

HILLSTONE CAMERON VILLAGE  
RALEIGH, NC

JDAVIS  
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500  
1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121



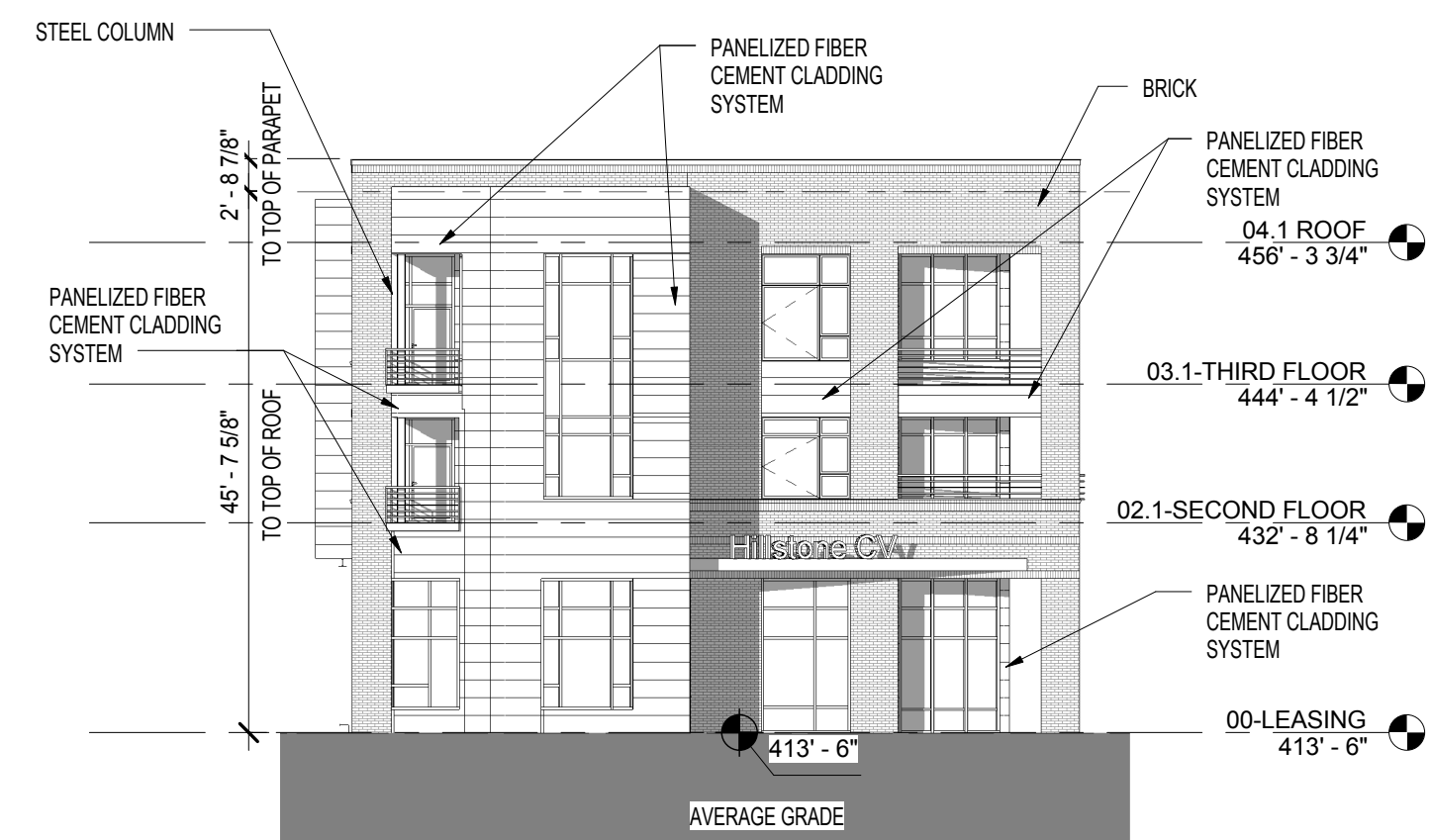
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SOUTH ELEVATION MAIDEN

1/16" = 1'-0"

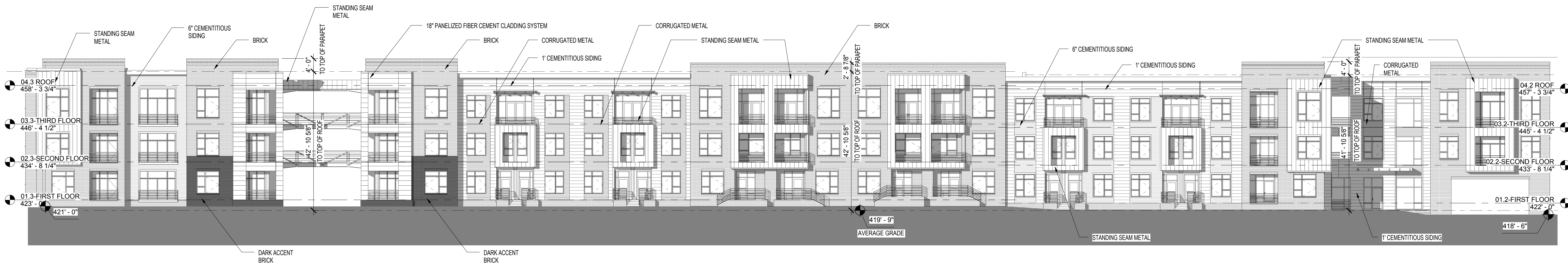
3



EAST ELEVATION OBERLIN

1/16" = 1'-0"

2



WEST ELEVATION ENTERPRISE

1/16" = 1'-0"

1

Schematic Design

NOT FOR  
CONSTRUCTION

JDAVIS

510 South Wilmington St. | Raleigh, NC 27601 | Tel: 919.835.1500  
1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121

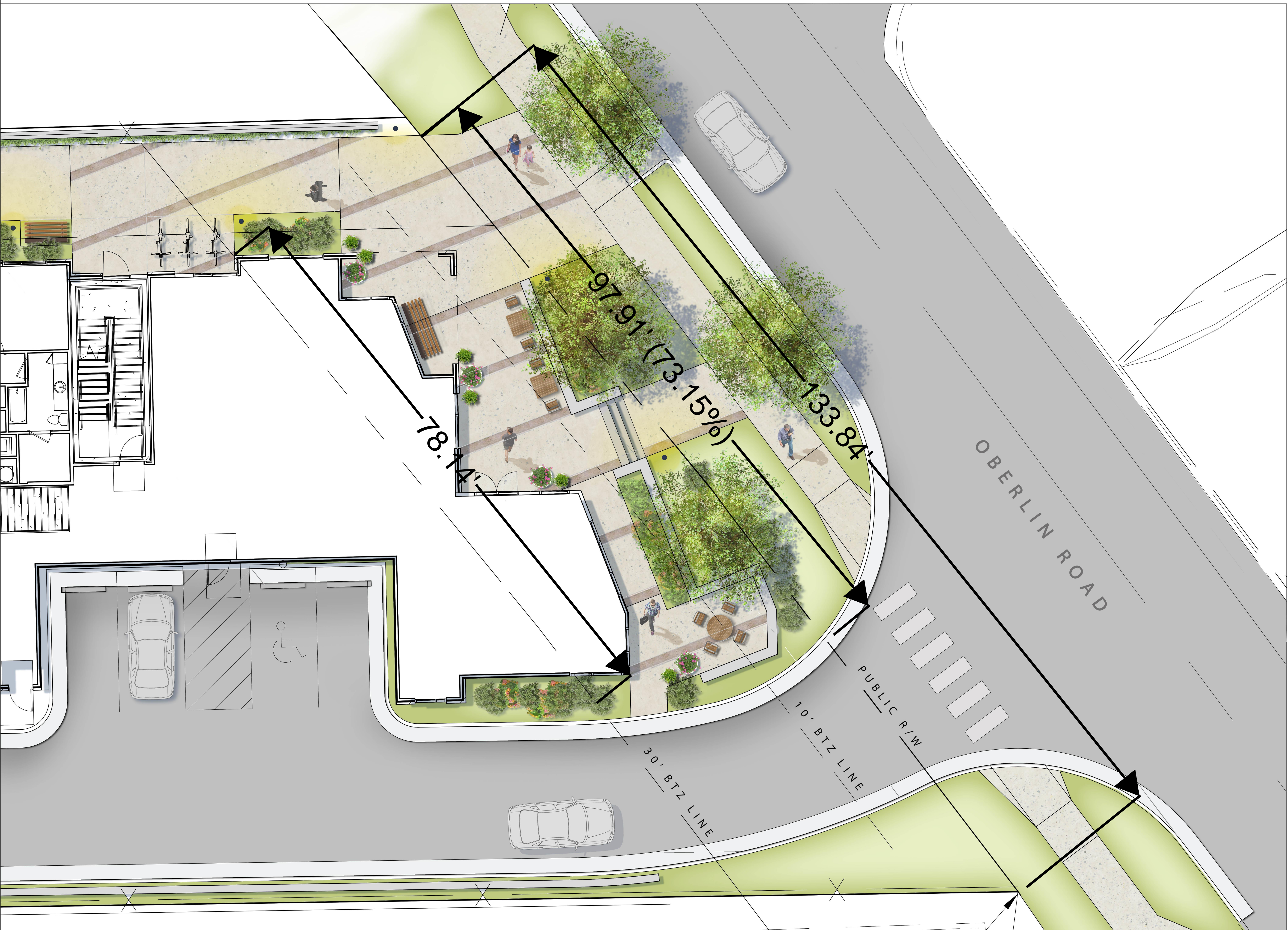
HILLSTONE CAMERON VILLAGE

RALEIGH, NC

PROJECT:		DATE
ISSUE:		02.02.2017
REVISIONS:		
DRAWN BY: Author		
CHECKED BY: Checker		
CONTENT: ELEVATIONS		

A3.01





97.91' (73.15%)

133.84'

18.14'

30' BTZ LINE

10' BTZ LINE

PUBLIC R/W

OBERLIN ROAD